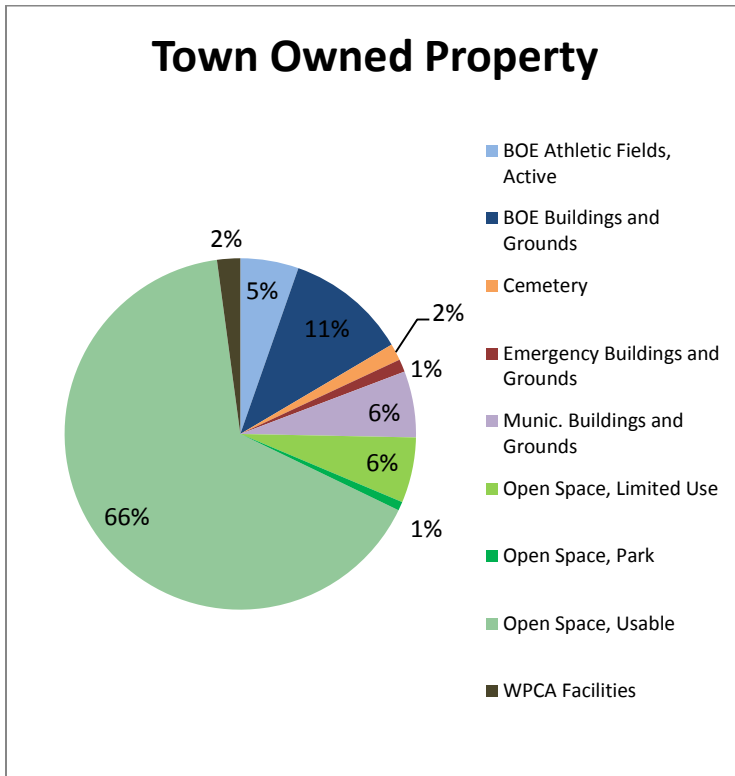


Town of East Hampton's Property Executive Summary

The purpose of this report is to identify a need for park and green space in the Town of East Hampton, CT and to begin to implement recommendations regarding preserving open space as outlined in State and local plans. The attached spreadsheet lists properties owned by the Town of East Hampton, CT. This inventory was collected using the Assessor's Vision Appraisal software. Subsequently each parcel was located, observations were made, and then each piece of property was classified for the appropriate uses within a few broad categories. Much of the information about the Town's properties was gathered from staff and commission members who were involved in various ways with purchases, acquisitions, management, or financing of the parcels. This historical knowledge was an important part of creating this report.

On a local level, The Town of East Hampton outlined its vision in the *2006 Plan of Conservation and Development (POCD)*. One of the tools used in creating the POCD was the Issues Survey (resulting data was based on 1785 returned surveys). When surveyed, East Hampton residents ranked open space as a high priority, and 79% agreed with purchasing more open space. The Town of East Hampton's total property inventory is 617.75 acres; 73% of this category is Open Space, including Parks, Open Space-Limited Use, and Open Space-Usable.



The largest portion of “usable open space” (66%) is made up of interconnecting parcels of land. A good example of this is Sears Park, the Town's only municipal park. The

original parcel was donated to the Town in 1910. As a result of the Town's planning, 4 additional abutting parcels were identified as "meaningful" and purchased as they became available. "Parks" is the least represented classification of open space, making up only 1% of the open space category. Sears Park has residency restrictions on parking, therefore does not contribute to the Town's tourism the way the State Parks do. Lack of consistent data that tracks usage of open space makes it difficult to determine daily usage; however, we do know residents purchased 1,233 annual parking passes, and 179 boat launch passes in 2012.

With the exception of a small portion of Sears Park, all active recreational opportunities for residents take place on Board of Education Athletic fields or grounds which account for 5% of usable open space. Of the 406 acres of "usable open space" 212 acres contain some sort of wetland (never the less is usable for recreation such as fishing, canoeing, kayaking, or ice skating).

Most of the open space within the classification of "limited use" (6%) are parcels conveyed to the Town as a subdivision's required 15% open space "set-aside." They are often small, contain poorly drained soils, with outcroppings, or are inaccessible. Many Connecticut communities have increased this percentage to 20%. There is a recommendation in the POCD that East Hampton consider this as well as other measures to improve the quality of open space in new subdivisions. Some alternatives are adopting equivalency factors when environmental constraints exist for example floodplains, steep slopes, and wetlands. One acre of wetlands may only count as ½ acre. Fee-in-lieu of open space is another alternative. Planning and Zoning Agencies have fee structures established when there is no feasible open space included in a proposed subdivision.

For comparison, data was collected on open space from 8 Connecticut municipalities with populations near that of East Hampton. Including acres of open space for active and passive recreation, the per capita is 19 acres per person. Of those 8 towns, only 3 towns quantified acres of usable open space for passive recreation. This averaged out to 69 acres per capita; East Hampton's per capita is 31.6. Between 1998 and 2012, the Town of East Hampton, CT invested \$1,926,624.97 into open space land acquisitions (\$128,441 annually). Regionally, New England has .34 acres of protected land per capita. The national average is 2.38.

On a state level, the Connecticut Department of Energy and Environmental Protection's *The Green Plan; Guiding Land Acquisition and Protection in CT 2007-2012* is a strategic plan for land acquisition and protection throughout the State of Connecticut. In it, the state identifies future open space goals and states its vision of protecting open space that offers outdoor recreation, protects water supplies, and preserve natural resources. The Connecticut General Assembly established an overall statutory goal of protecting 21% of Connecticut land by 2023.

Municipalities, private non-profit land conservation groups, and water utilities are considered State supported partners in the planning process. With this in mind, the statutory goal is that 10% of open space land is to be acquired and held by the state and

11% acquired and held by the partners. To achieve this statutory goal, every 5 years the state needs to acquire 21,600.00 acres and partners should acquire 25,000.00 acres.

One of the state sponsored funding mechanisms is the Open Space and Watershed Grant Program. Municipalities are eligible for up to 65% of the fair market value of the land. Municipal partners purchased 17,600 acres of land between 2000 and 2006 with this program. The Town of East Hampton purchased a meaningful piece of property utilizing this grant in 2007 (35 acres of land connecting 167 acres of Town-owned land in a watershed protection area).

East Hampton and our neighbouring towns share approximately 4,420 acres of state parks and trails. It is safe to say that these State parks do more for economic stimulus than any other recreational opportunities that the Town has to offer. The Airline State Park Trail is a perfect example of this. Now developed to the Village Center at Main Street, the south section of this linear park extends 22 miles toward Lebanon, CT.

Investing in park and green space aligns with the POCD's vision strives to strike a balance between appropriate economic and residential development that meets the Town's needs and protects East Hampton's rural small-town character while enhancing the quality of life for residents.

Sources:

- A Vision for East Hampton 2006 Plan of Conservation and Development
- State of New York, Office of the State Comptroller: Economic Benefits of Open Space Preservation, March 2010
- Report card for America's infrastructure ASCE American Society of Civil Engineers.
- Connecticut Department of Environmental Protection: The Green Plan; Guiding Land Acquisition and Protection in Connecticut 2007-2012

Appendixes

- Town Owned Properties-Classification Definitions
- Town Owned Properties-List

TOWN-OWNED PROPERTY Classification Definitions

BOE Athletic Fields, Active

School grounds utilized for outdoor “active” recreational purposes associated with various sports (including fields, courts, and running tracks) as well as playgrounds/playscapes

BOE Buildings and Grounds

Buildings and grounds having limited/dedicated uses associated with the Board of Education and schools

Cemetery

Municipal grounds having a limited dedicated use for burials

Emergency Buildings and Grounds

Buildings and grounds having limited/dedicated uses associated with Fire Stations, Town Center Fire Pump Station, and Ambulance Association

Munic. Buildings and Grounds

Buildings and grounds having limited/dedicated uses (i.e. Town Hall, Community Center/Library, Town Garage, Transfer Station, Municipal parking lots, and a vacant brownfield building)

Open Space, Limited Use

Town-owned property designated as open space with limited/dedicated uses usually set in a subdivision (small in size, often wetlands, or inaccessible)

Open Space, Park

Municipal parks that encompass “active” and “passive” recreational purposes

Open Space, Usable

Town-owned property designated as open space with potential for “active” and/or “passive” recreational purposes; presence of wetlands would limit activities and/or uses

WPCA Facilities

Regionally-operated Water Pollution Control Authority’s buildings and grounds having limited/designated uses for water and waste treatment

TOWN OF EAST HAMPTON OWNED PROPERTY

LOCATION	DESCRIPTION	ACRES	CLASSIFICATION
7 SUMMIT ST	CENTER SCHOOL (ath.fields, playgrd.)	4	BOE Athletic Fields, Active
15 NORTH MAPLE ST	HIGH SCHOOL (ath.fields, etc.)	11.56	BOE Athletic Fields, Active
20 SMITH ST	MEMORIAL SCHOOL (ath.fields,playgrd.)	5	BOE Athletic Fields, Active
13 CHILDS RD	MIDDLE SCHOOL (ath.fields, etc.)	4.54	BOE Athletic Fields, Active
SMITH ST	LITTLE LEAGUE FIELDS	3.54	BOE Athletic Fields, Active
COLCHESTER AVE	LITTLE LEAGUE FIELDS	4.5	BOE Athletic Fields, Active
94 MAIN ST	BOARD OF ED	1	BOE Buildings and Grounds
7 SUMMIT ST	CENTER SCHOOL (bldg., other grounds)	2.76	BOE Buildings and Grounds
15 NORTH MAPLE ST	HIGH SCHOOL (bldg., other grounds)	35.14	BOE Buildings and Grounds
20 SMITH ST	MEMORIAL SCHOOL (bldg., other grounds)	10	BOE Buildings and Grounds
13 CHILDS RD	MIDDLE SCHOOL (bldg., other grounds)	19.96	BOE Buildings and Grounds
MOODUS RD	CEMETERY, SELDEN	0.23	Cemetery
YOUNG ST	CEMETERY, SKINNERVILLE	0.91	Cemetery
TARTIA RD	CEMETERY, TARTIA	1.01	Cemetery
MIDDLE HADDAM RD	CEMETERY, UNION HILL	4.4	Cemetery
YOUNG ST	CEMETERY	1.38	Cemetery
WHITE BIRCH RD	CEMETERY	0.31	Cemetery
HOG HILL RD	CEMETERY	0.57	Cemetery
WATERHOLE RD	CEMETERY, SOUTHWEST	0.73	Cemetery
4 MIDDLETOWN AVE	AMBULANCE BUILDING	2.07	Emergency Buildings and Grounds
3 BARTON HILL RD	FIRE CO #1	0.69	Emergency Buildings and Grounds
366 WEST HIGH ST	FIRE CO #2	0.15	Emergency Buildings and Grounds
99 WHITE BIRCH RD	FIRE CO #3	2.77	Emergency Buildings and Grounds
3 WALNUT AVE	FIRE POND PUMP STATION	1.53	Emergency Buildings and Grounds
105 MAIN ST	COMMUNITY CENTER/LIBRARY	3.01	Munic. Buildings and Grounds
103 MAIN ST	MUNICIPAL PARKING	0.45	Munic. Buildings and Grounds
1 PUBLIC WORKS DR	TOWN GARAGE	6.43	Munic. Buildings and Grounds
20 EAST HIGH ST	TOWN HALL	0.9	Munic. Buildings and Grounds
BEAR SWAMP RD	LANDFILL	25.5	Munic. Buildings and Grounds
13 WATROUS ST	VACANT BUILDING	1.36	Munic. Buildings and Grounds
NORTH MAIN ST	LAKE FRONT	0.1	Open Space, Limited Use
YOUNG ST	OPEN SPACE	0.31	Open Space, Limited Use
OLD MIDDLETOWN AVE	OPEN SPACE	0.21	Open Space, Limited Use
NAVAJO TRL	OPEN SPACE	0.09	Open Space, Limited Use
CRESCENT ST	OPEN SPACE	0.14	Open Space, Limited Use
PECAUSETT TR	OPEN SPACE	0.18	Open Space, Limited Use
WEST HIGH ST	OPEN SPACE	0.66	Open Space, Limited Use
YOUNG ST	OPEN SPACE	1.25	Open Space, Limited Use
WHITE BIRCH RD	OPEN SPACE	0.7	Open Space, Limited Use
221 EAST HIGH ST	OPEN SPACE	1.1	Open Space, Limited Use
NORTH MAIN ST	OPEN SPACE	0.01	Open Space, Limited Use
NORTH MAIN ST	OPEN SPACE	0.04	Open Space, Limited Use
MARY ANN DR - OPN SPC	OPEN SPACE	1.37	Open Space, Limited Use
CANDLEWOOD DR	OPEN SPACE	0.43	Open Space, Limited Use
GRIST MILL LN	OPEN SPACE	0.24	Open Space, Limited Use